

TRINITY COUNTY PLANNING COMMISSION

Regular Meeting
February 8, 2024 at 6:00p.m.
Trinity County Library Conference Room
351 Main Street, Weaverville, CA

Chair: Comnr. Dist. 5 Todd Heaton
Vice-Chair: Comnr. Dist. 3 Rory Barrett
Commissioner Dist. 1. Carol Fall
Commissioner Dist. 2 Amelia Fleitz
Commissioner Dist. 4 Don Ellis

MINUTES- PLANNING COMMISSION

*NOTE: The public was invited to attend the public hearing via Zoom Link.

Commissioners present: Todd Heaton, Carol Fall, Amelia Fleitz, & Don Eliss. Absent: Rory Barrett

Staff Present: Deputy Director, Ed Prestley; Cannabis Director, Drew Plebani; Senior Planner, Bella Hedtke; Assistant Planner, Mitchell Wexler; Recording Secretary, Deborah Rogge; & Recording Secretary, Vidette Mayer.

CALL TO ORDER:

Chair Fall called the meeting to order at 6:03 p.m.

PUBLIC COMMENT: During the Public Comment period members of the public may address the Planning Commission on any matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission.

Public comment was heard from Lisa Wright-Lewiston, Tom Ballanco-Douglas City; on ZOOM: Veronica Kelley-Albietz-Douglas City, and being there were no other speakers public comment was closed.

REGULAR CALENDAR:

Item 1. Rotation of Chair: The Planning Commission unanimously appointed Todd Heaton-Dist. 5 as Chairman and Rory Barrett-Dist. 3 as Co-Chairman for the 2024 year.

Item 2: Minutes: Approve meeting minutes from January 11, 2024.

By motion made and second (Fall/Ellis) and approved by 3-0 vote to approve the minutes of January 11, 2024 as presented. Ellis, Fall Heaton-Aye; Fleitz-Abstain.

Item 3: AMENDMENT TO TITLE 15.25 LIMITED DENSITY RURAL DWELLING (DEV-23-03): District 5 Supervisor, Dan Frasier, is requesting an ordinance amendment to Trinity County Code Section 15.25.030 that would exempt parcels from the minimum parcel acreage requirement, if located outside of the boundaries of a Community Service District (CSD) which provides sewer and water. Location: Countywide. Planners: M. Wexler & B. Hedtke.

Public comment was heard from: Julia Brownfield; Chriss Williams-Weaverville; Lisa Wright-Lewiston; Adrian Keyes-Hayfork; Tom Ballanco-Douglas City; Pesha Lor-Hayfork; Tyler Thompson; Steve Lant-Junction City; Greg Tavalero-Cal-FIRE Chief, and being there were no other speakers public comment was closed.

By motion made and second (Fall/Ellis) and approved 4-0 by roll call vote: The Planning Commission recommends the draft ordinance amendment of DEV-23-03 to Trinity County Code 15.25.030 reduce the parcel size requirement to 1-acre minimum parcel size and;

1. that Section 15.25.040 (x) Fire Safety Requirements be added, stating:
 - a. All new structures shall comply with the CA Building Code Chapter 7A, PRC 4290 and 4291, and CA Residential Building Code 302, and the Trinity County Fire Safe Ordinance (TCC 8.30) for the purposes of this chapter, residential fire sprinklers shall not be required in limited density rural dwellings. And;
2. Amend 15.25.05 Existing Structures – be eligible for permits under this chapter without penalty “for a period of 5-years after adoption”. And;
3. Delete reference of Community Services District in proposed amendment. And;

- Concerns regarding higher density housing in specific regards to an increased number of septic and well installations in Post Mountain be discussed in the Post Mountain Community Plan

Roll call vote: Ellis-aye, Fall-aye, Fleitz-aye, Heaton-aye

Planning Commission took a 10-minute break. Resuming at 8:15 pm.

Item 4: ZONING TEXT AMENDMENT – AMEND TRINITY COUNTY CODE SECTION 17.43 (DEV-24-02): The purpose of this agenda item is for the Planning Commission to make a recommendation to the Board of Supervisors to adopt an ordinance amendment of Trinity County Code (TCC) Title 17. Section (§) 17.43.050 (A)(8) to exchange the term 'cultivation' to 'canopy'. Section (§) 17.43.050(A)(9) was added to clarify the property line setback requirement for medium licenses. Section (§) 17.43.051 was added to convert the existing Commercial Cultivation Variance (CCV) process to an Administrative Buffer Reduction – Director's Use Permit. No other ordinance revisions are to be considered at this time. Countywide review. Staff: D. Plebani.

By motion made and second (Fleitz/Ellis) and approved 4-0 by roll call vote:

The Planning Commission recommends that the Board of Supervisors find that;

- Amendments to Chapter 17.43.050 of the Trinity County Code (TCC) is not subject to California Environmental Quality Act (CEQA) under the General Rule exemption 15061(b)(3) which exempts activities where it can be seen with certainty that there is no possibility of causing a significant effect on the environment; and
- Approve an ordinance to amend TCC § 17.43 of the zoning code of the County of Trinity as described in this staff report. And;
- Insert additional language to section 17.43.051(A)(4) of "and a Consent Opposition letter" after Notice of Application. And, insert additional language before County Code section 17.32.080 of "If a qualified opposition letter is received, the Planning Director will deny the Buffer Reduction Application, unless the Consent/ Opposition letter is received pursuant to paragraph 5 below". And
- Changing Planning Director to "Community Development Director" to section 17.43.051(A)(4)

Roll call vote: Ellis-aye, Fleitz-aye, Fall-aye, Heaton-aye

PLANNING COMMISSIONERS REPORT:

PLANNING DIRECTOR'S REPORT:

ADJOURNMENT:

The Planning Commission adjourned at 10:36 pm.

Submitted by: Deborah Rogge, Recording Secretary



**Ed Prestley, Deputy Director - Community Development Department
Planning Director
Secretary of the Planning Commission**